182.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,800 / 732,800
					USE VALUE:	732,800 / 732,800
					ASSESSED:	732,800 / 732,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANKUDAKIS JAMES C & POPPY C
Owner 2:	TRS/ FRANKUDAKIS FAMILY REV TR
Owner 3:	
Street 1:	11 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRANKUDAKIS JAMES C--ETAL -
Owner 2:	FRANKUDAKIS POPPY C -
Street 1:	11 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,768 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6768.000	296,700		436,100	732,800
Total Card	0.155	296,700		436,100	732,800
Total Parcel	0.155	296,700		436,100	732,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.84 | /Parcel: 343.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123137
GIS Ref	
GIS Ref	
Insp Date	02/06/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,700	0	6,768.	436,100	732,800	732,800	Year End Roll	12/18/2019
2019	101	FV	237,100	0	6,768.	436,100	673,200	673,200	Year End Roll	1/3/2019
2018	101	FV	237,100	0	6,768.	367,600	604,700	604,700	Year End Roll	12/20/2017
2017	101	FV	237,100	0	6,768.	336,400	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	237,100	0	6,768.	286,600	523,700	523,700	Year End	1/4/2016
2015	101	FV	231,400	0	6,768.	249,200	480,600	480,600	Year End Roll	12/11/2014
2014	101	FV	246,200	0	6,768.	230,500	476,700	476,700	Year End Roll	12/16/2013
2013	101	FV	246,200	0	6,768.	219,300	465,500	465,500		12/13/2012

!14243!

PRINT

Date	Time
12/11/20	04:06:38

LAST REV

Date	Time
09/11/17	12:28:52
mmcmakin	
14243	

USER DEFINED

Prior Id # 1:	123137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKUDAKIS JAM	69703-540		8/1/2017	Convenience	1	No	No		
	9059-550		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2000	943	Siding	12,000	C				VINYL SIDING -ALUM

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2014	Meas/Inspect	PC	PHIL C
10/15/2008	Measured	197	PATRIOT
3/12/2001	External Ins	PM	Peter M
3/6/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6768		Sq. Ft.	Site		0	70.	0.92	7									436,129						436,100	

Total AC/HA: 0.15537 | Total SF/SM: 6768 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,129 | Spl Credit | Total: 436,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	161.657
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403171
Depreciation:	106437
Depreciated Total:	296734

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

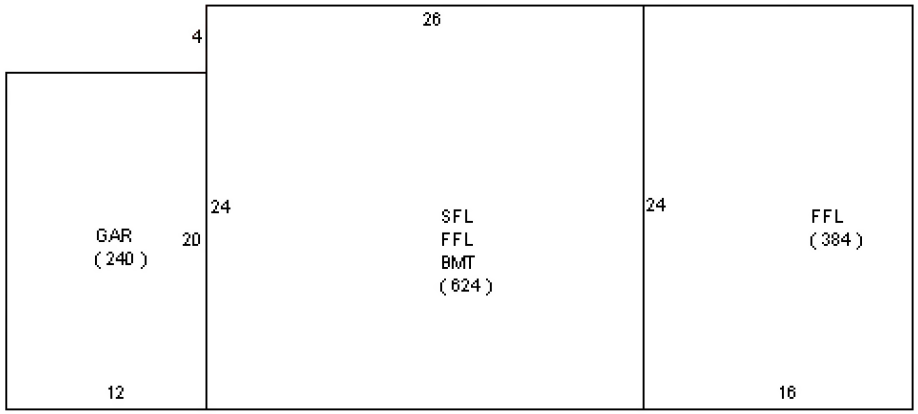
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.66
Special Features:	0	Val/Su Net:	118.87
Final Total:	296700	Val/Su SzAd	181.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	161.660	162,950
BMT	Basement	624	73.720	45,998
SFL	Second Floor	624	161.660	100,874
GAR	Garage	240	25.410	6,099
	Net Sketched Area:	2,496	Total:	315,921
Size Ad	1632	Gross Are	2496	FinArea 2131

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: